

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA								
242 VINEYARD HAVEN ROAD LLC			3 Public Sewer			Description	Code	Appraised	Assessed									
917 FERRY ST						3221	3221	3,276,400	3,276,400	VISION								
MARSHFIELD MA 02050		SUPPLEMENTAL DATA				Total		3,276,400	3,276,400									
Alt Prcl ID		PLN#/Rec CF 512 4/19/89 4FLAGS		Restriction														
Lot# A-1		Plan Notes		Hist Distrct														
Plan Notes		Plan Notes		Other Note														
Plan Notes		GIS ID M_281133_794304		UC-Misc 1														
				UC-Misc 2														
				Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
242 VINEYARD HAVEN ROAD LLC		1666 1071	10-26-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
BRAGA DAVID A		1593 698	09-03-2021	U	I	600,000	1	2023	3221	2,994,400	2022	3221	1,858,600	2021	3221	1,858,600		
BRAGA ROBERT F SR		1593 691	09-03-2021	U	I	1	1A											
BRAGA DAVID A TRS		0703 0030	06-23-1997	Q	I	750,000	00											
HARRISON R BRANDON JR TRS		0425 0539	02-28-1985	U	I	1	1											
		Total						2,994,400		Total		1,858,600		Total		1,858,600		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total				0.00							APPRAISED VALUE SUMMARY					
										Appraised Bldg. Value (Card)				3,276,400				
										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				0				
										Special Land Value				0				
										Total Appraised Parcel Value				3,276,400				
										Valuation Method				C				
										Total Appraised Parcel Value				3,276,400				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
2016-104	09-17-2015	RA	Res Add/Alter	72,000		100		REPLACE ROOFING		08-25-2021	EH			01	Cyclical Reinspection			
2013-231	01-25-2013	CA	Comm Add/Alte			100		SIDING		04-28-2017	DT			11	Field Review			
2010-97	11-20-2009	CA	Comm Add/Alte			100		RE SIDE		04-29-2016	EP			01	Cyclical Reinspection			
294	01-01-2003	RE	Remodel		12-31-2003	100	01-01-2004			06-23-2014	DT			11	Field Review			
										03-21-2011	DT			11	Field Review			
										04-24-2007	DT			11	Field Review			
										05-11-2004	DT			11	Field Review			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	3221	RTL CNDO M-06	B11		0 SF		1.00000	0	1.00	TRA1	0.160			0.0000		0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	90	Retail Condo			
Model	06	Com Condo			
Grade	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	Central			
Ttl Bedrms:	00				
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	4	4 Rooms			
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id	101903	C 15	Ownr	0.0	
	FOUR FLAGS COM	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	1	FIRST FLOOR	100		
Condo Unit	1	1	175		
COST / MARKET VALUATION					
Building Value New		4,095,511			
Year Built		1985			
Effective Year Built		2002			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		20			
Functional Obsol					
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		80			
Cns Sect Rcnd		3,276,400			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS
(6,120 sf)

FBM
(5,985 sf)

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,120	6,120	6,120	464.71	2,844,025
FBM	Basement, Finished	2,693	5,985	2,693	209.10	1,251,464
Ttl Gross Liv / Lease Area		8,813	12,105	8,813		4,095,489

